

# AVAILABILITY AND VACANCY ANALYSIS

11/03/2003

Submarket	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
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Bayview/Hunters Point (4 Bldgs)	321,800	54,722	17.00%	64,792	20.13%	54,722	54,722	0	18,300	\$18.50
Chinatown/Nob Hill (2 Bldgs)	20,630	5,100	24.72%	7,900	38.29%	7,900	5,100	2,800	3,400	-
Civic Center (11 Bldgs)	526,467	134,127	25.48%	167,691	31.85%	177,087	143,523	33,564	38,300	\$21.30
Financial District (111 Bldgs)	26,114,249	3,567,539	13.66%	4,986,703	19.10%	5,852,107	4,162,415	1,689,692	146,013	\$21.74
India Basin (1 Bldg)	32,000	32,000	100.00%	32,000	100.00%	32,000	32,000	0	32,000	\$12.00
Jackson Square (29 Bldgs)	1,382,133	411,858	29.80%	501,829	36.31%	593,041	425,907	167,134	50,083	\$21.65
Lower South of Market (24 Bldgs)	1,240,559	321,738	25.93%	516,763	41.66%	660,083	477,086	182,997	62,908	\$16.11
Menlo Park-Atherton (2 Bldgs)	20,000	15,000	75.00%	15,000	75.00%	15,000	15,000	0	10,000	\$23.40
Mission Bay/China Basin (9 Bldgs)	1,067,897	450,497	42.19%	450,497	42.19%	1,052,280	1,052,280	0	258,538	\$10.98
Potrero East of 101 Fwy (3 Bldgs)	104,172	50,254	48.24%	50,254	48.24%	55,029	55,029	0	14,000	\$16.90
Potrero West of 101 Fwy (8 Bldgs)	625,812	232,863	37.21%	245,366	39.21%	525,366	512,863	12,503	280,000	\$14.13
Rincon/South Beach (32 Bldgs)	2,765,889	729,047	26.36%	878,820	31.77%	1,057,815	892,581	165,234	61,554	\$16.68
Showplace Square (20 Bldgs)	2,274,322	752,578	33.09%	1,198,626	52.70%	1,037,115	591,067	446,048	258,665	\$17.24
South Financial District (90 Bldgs)	18,435,633	3,201,596	17.37%	4,196,304	22.76%	5,313,640	4,202,269	1,111,371	559,000	\$19.31
South of Market (25 Bldgs)	2,140,040	487,875	22.80%	507,949	23.74%	554,372	534,298	20,074	101,406	\$15.12
Southern City (8 Bldgs)	147,197	57,523	39.08%	58,051	39.44%	58,706	58,178	528	11,963	\$19.83
Union Square (51 Bldgs)	2,736,566	570,145	20.83%	645,713	23.60%	659,614	564,358	95,256	31,200	\$21.50
Van Ness Corridor (25 Bldgs)	977,325	130,438	13.35%	135,989	13.91%	163,731	150,689	13,042	14,946	\$21.52
Waterfront/North Beach (31 Bldgs)	1,784,633	323,608	18.13%	355,128	19.90%	459,092	402,240	56,852	91,500	\$22.77
West of Van Ness (41 Bldgs)	730,923	351,624	48.11%	351,624	48.11%	351,578	351,578	0	60,000	\$25.77
Yerba Buena (25 Bldgs)	2,000,958	505,821	25.28%	623,000	31.14%	668,081	506,544	161,537	37,108	\$18.46
Grand Totals (552 Bldgs)	65,449,205	12,385,953	18.92%	15,989,999	24.43%	19,348,359	15,189,727	4,158,632	559,000	\$20.04

Vacancy is the total vacant direct space divided by the total rentable square feet for all existing buildings  
 Vacancy with Sublet is the total vacant direct and vacant sublet space divided by the total rentable square feet for all existing buildings